



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1406 High Country Drive NW
High River, Alberta**

MLS # A2300463



\$599,900

Division:	Highwood Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,853 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: stove, microwave, refrigerator, dishwasher, washer, dryer, window coverings -all, garage opener and 1 remote, storage shed, play center, swing, fire pit, a/c unit

**** PRICE IMPROVEMENT ** UPDATED FLOORING THROUGHOUT | BONUS ROOM | GREAT LOCATION** ~ Welcome to this 2-storey family home offering over 2,500 sq ft of fully developed living space. Ideally located at the North end for quick access out of town and just steps from Notre Dame Collegiate. ~ Recent upgrades since 2022 include a NEW FURNACE (Dec 2025), updated appliances (fridge & dishwasher 2025, remaining appliances updated over time), vinyl plank flooring throughout the main and upper levels, and brand new basement carpet. ~ The main floor offers a functional layout with a formal dining area, open concept kitchen and living room, walk-in pantry, and a cozy double-sided fireplace. A 2-piece bathroom and main floor laundry/mudroom with access to the double attached garage add everyday convenience. ~ Upstairs features 3 spacious bedrooms, including the primary suite with ensuite and walk-in closet, plus a bright BONUS ROOM provides extra space for the whole family to relax. ~ The fully finished basement adds flexibility with a 4th bedroom, 3-piece bathroom, and a large family/rec room with gas fireplace—ideal for guests, teens, or additional living space. ~ Outside, enjoy a private, landscaped backyard with deck, firepit area, and plenty of space for kids and pets. ~ This move-in ready home also has air conditioning, in a family-focused location close to schools, playgrounds, and amenities, offering space, upgrades, and long-term value.